



**Appleby
Wetherden, Suffolk.**

**DAVID
BURR**



Appleby, Ashfield Road, Wetherden, IP14 3LZ.

Appleby is positioned within a peaceful rural hamlet approximately 0.4 miles from the centre of Wetherden – a small Suffolk village with a strong sense of community and local facilities including a village hall, church and public house. The neighbouring village of Haughley, just over a mile away, offers a wider range of everyday amenities including a Co-op supermarket, bakery, restaurant and well-regarded primary school. The nearby market town of Stowmarket (4 miles) provides an excellent selection of shops and services, along with a mainline rail station offering direct links to London Liverpool Street. The A14 (just 2.5 miles away) affords convenient access to Ipswich, Cambridge and the east coast. The historic cathedral town of Bury St Edmunds lies about 10 miles to the west.

An impressive and versatile detached chalet-style residence that has been significantly refurbished and thoughtfully extended by the present owners. Beautifully presented throughout, the property occupies a generous corner plot on the edge of this well-regarded Suffolk village and enjoys a semi-rural setting with far-reaching countryside views. The accommodation is arranged over two floors, offering excellent flexibility—ideal for families or those seeking predominantly ground-floor living with additional space above for guests or extended family. One of the property's standout features is its extensive grounds, which extend to approximately 1.5 acres, incorporating formal gardens, enclosed paddocks and a stable block—perfect for those with equestrian or hobby interests. With ample off-road parking, an integral garage and easy access to nearby amenities, Appleby combines a rural lifestyle with modern convenience in an enviable village-edge location.

Set in 1.5 acres, Appleby is a stylishly refurbished chalet home offering flexible living, countryside views, and superb equestrian potential on the edge of a sought-after Suffolk village.

RECEPTION HALL: A superb welcoming entrance area with attractive tiled flooring, designated bar area and a staircase rising to the first floor. This area provides access to all principal ground floor accommodation

SITTING ROOM: An impressive reception room with rear aspect and feature fireplace with inset wood burning stove that creates the main focal point of the room. French style doors opening to the Kitchen/dining room.

KITCHEN/DINING ROOM: A superbly appointed and stylish open-plan kitchen/dining space, thoughtfully designed for both everyday living and entertaining. The kitchen centres around a large island with storage beneath, an integrated induction hob with built-in extractor, and an adjoining breakfast bar—positioned beneath a striking sky lantern that allows natural light to flood the space. Fitted with a comprehensive range of wall and base units beneath work preparation surfaces, the kitchen also features a ceramic sink with mixer tap set below a rear-facing window. High-spec integrated appliances include three eye-level ovens/grills, a dishwasher, and provision for an American-style fridge/freezer. The space flows seamlessly into the designated dining area, which enjoys wonderful views through bi-folding doors that open onto a covered terrace—perfect for alfresco dining while overlooking the paddocks beyond. Wood-effect flooring and matching splashbacks tie the space together, while a door leads through to the utility room and integral garage.

UTILITY ROOM: The kitchen is fitted with full-height storage cupboards, base units, and ample work surfaces, including a sink unit and space allocated for a washing machine. A door provides convenient external access.

BEDROOM TWO: A generous double bedroom with front aspect via a box bay window and having built-in wardrobes.

BEDROOM THREE: Another good-sized double room with box bay giving front aspect.

STUDY/BEDROOM FOUR: A versatile room currently arranged as a study, but easily lend itself to a further bedroom or snug if required. Built in storage cupboard.

SHOWER ROOM: Elegantly appointed, the shower room features a corner spa-style shower cubicle complete with jets and a rain head, a WC with an encased cistern, and a wall-hung wash hand basin fitted with a mixer tap. The room is finished with tiled flooring and a heated towel rail.

First Floor

BEDROOM ONE: A delightful room featuring Velux windows and a large window that opens to create a Juliet balcony, offering the opportunity to enjoy country views

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and warm summer days. The room includes a well-placed deep oval freestanding bath and a door leading to an en-suite cloakroom, with access to eaves storage.

ENSUITE CLOAKROOM: Fitted with WC and wash hand basin.

OUTSIDE

The property is set on a generous plot, well secluded from the road, with a private driveway providing ample off-road parking and direct access to the integral garage and home. To one side, a five-bar gate leads to an adjoining paddock enclosed by post and rail fencing. A further five-bar gate at the rear of the paddock grants access to the stable block.

STABLE BLOCK: Four individual stables, a tack room, and hay storage.

The rear garden is mature and thoughtfully designed, featuring a paved, covered seating terrace adjacent to the kitchen/dining room—perfectly positioned for alfresco dining and entertaining during warm summer days. The remainder of the garden is mainly lawn, interspersed with shrubs and specimen plants, offering privacy and ample space for outdoor enjoyment.

AGENTS NOTE: The vendor has informed us that there is an overage on the 1 acre of land to the side of the property which runs for 25 years from 2018. 50% of any uplift. No Business to be run on the land. For further information please contact the Woolpit office.

SERVICES: Mains water, electricity, Calor gas central heating and private drainage. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council – Band D.

EPC RATING: TBC.

BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

NOTICE Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.







Approximate Gross Internal Area
Main House 2290 sq ft (213 sq m)

Outbuildings 945 sq ft (88 sq m)

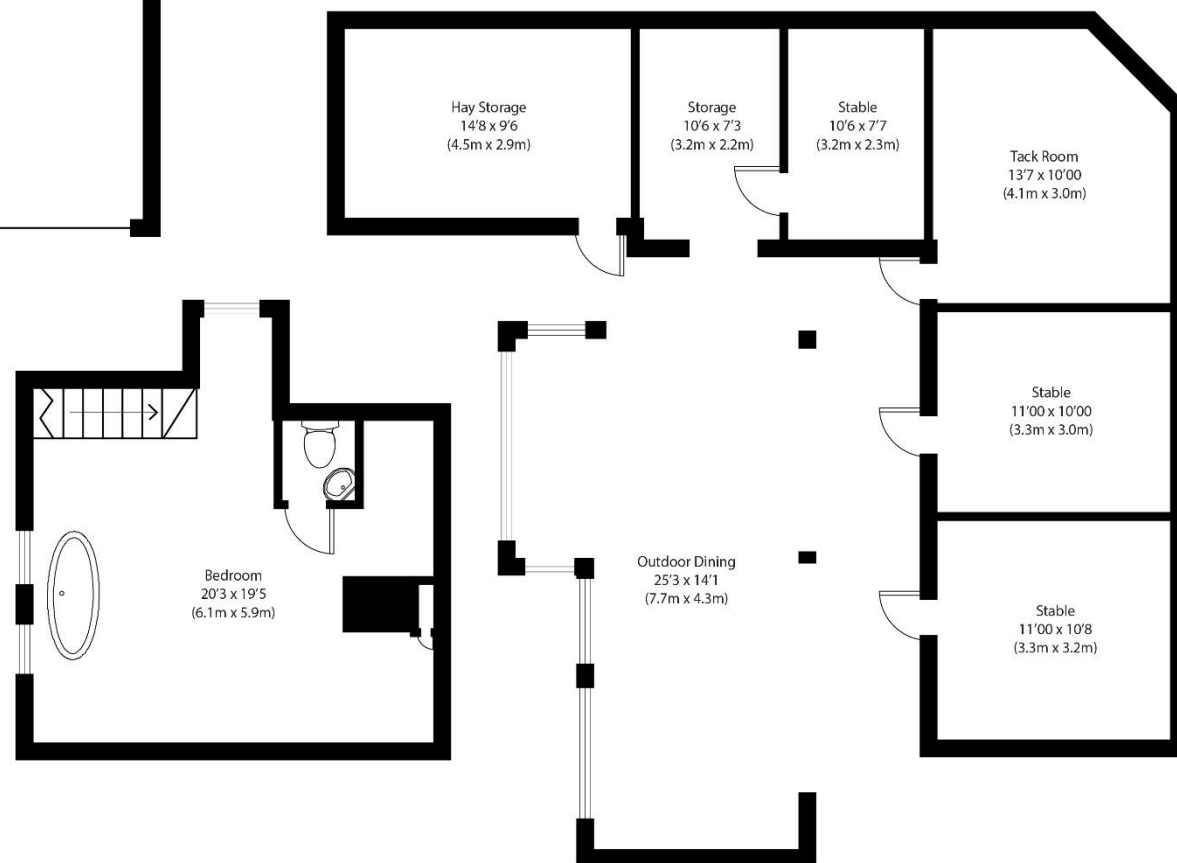
Total 3235 sq ft (301 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plan accuracy and completeness, you or your advisors should
conduct a careful, independent investigation of the property in respect of monetary valuation.
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Ground Floor



First Floor

